



# Update

## News from West Valley City Hall

**December 2009**

**City Council Members:**

- Dennis Nordfelt, Mayor
- Corey Rushton, At-Large
- Mike Winder, At-Large
- Carolynn Burt, District 1
- Joel Coleman, District 2
- Russ Brooks, District 3
- Steve Vincent, District 4

**Public Meetings**

City Council – first four Tuesdays of the month at 6:30 p.m. in the Council Chambers.

Planning Commission – second and fourth Wednesday of the month at 4 p.m. in the Council Chambers.

**City Phone Numbers:**

- Main Number..... 801-966-3600  
City Manager ..... 801-963-3220  
Police Department . 801-963-3386  
Police Dispatch..... 801-840-4000  
Fire Department..... 801-963-3336  
Emergency .....911  
Family Fitness Center .....  
801-955-4000  
Garbage Questions 801-955-3720  
Storm Water Utility.. 801-963-3448  
Housing Authority . 801-963-3320  
Parks and Rec..... 801-955-4000  
Harman Home ..... 801-966-5540  
Stonebridge Golf Course.....  
801-957-9000  
West Ridge Golf Course.....  
801-965-5800  
Graffiti Hot Line ..... 801-963-3467  
Animal Services..... 801-965-5800  
Victims Services .... 801-963-3223  
Ordinance Compliance .....  
801-963-3289  
Utah Cultural Celebration Center .....  
801-965-5140

**Website:**  
[www.wvc-ut.gov](http://www.wvc-ut.gov)

**West Valley City Hall**  
3600 S. Constitution Blvd.  
WVC, UT 84119

**City Hall Hours:**  
Monday – Thursday  
7 a.m. – 6 p.m.

### A Season for Reflection

*A message by Mayor Dennis J. Nordfelt*

In addition to the worshipping, well-wishing, gift giving, serving and merry-making associated with this holiday season, it is also a traditional time for looking back and evaluating the past, as well as looking forward and making goals and commitments for the future.

As the year 2009 draws to a close, looking back and evaluating the past is especially apropos for me, inasmuch as the wonderful opportunity I have had to be a part of the City's legislative council also draws to a close. A lot has happened, both good and bad, since 2002 when I was appointed after the untimely passing of Mayor Gearld Wright. It is a temptation to articulate all the good things that have occurred, leaving out anything negative; but, I don't have the space, and I hope that isn't my nature. However, as I do my best to objectively evaluate the last seven years, I believe it is safe to say that West Valley City has progressed in a positive way and we are well-positioned to continue that improvement in the years to come.

With regard to those coming years, I commit to doing my part, as a private citizen, to make our City a better place to live, work and play. In particular, I commit to taking and expressing pride in West Valley City, improving my own personal property, helping my neighbors, being involved in issues when I have something to add, voting, and supporting our elected and appointed officials. I invite all our citizens to join with me in that commitment.

While I am hesitant to mention individuals by name, I feel compelled to thank the elected officials I have had the honor of serving with as fellow members of the City Council. Barbara Thomas, Margaret Peterson, Carolynn Burt, Russ Brooks, Joel Coleman, Steve Vincent, Mike Winder and Corey Rushton are, without exception, good people and excellent representatives of the citizens of West Valley City. It has also been a great honor to work with the best administrative staff, led by City Manager Wayne Pyle.

Finally, I am pleased to turn the gavel over to our new mayor, Mike Winder. He has youth, intellect, charisma, a strong commitment to community and he is a hard, effective worker. I look forward to the future!

## West Valley Community Emergency Response Team

The fall class of the West Valley Community Emergency Response Team [ CERT ] has graduated and been certified after 25 hours of classroom instruction, practical exercises and a disaster drill. This class as well as future classes will benefit from an updated and improved curriculum as well as improvements at the training facility where the drill is held.

The instructors are encouraging all past graduates of the program to attend future classes, as their schedule allows, to sharpen their skills.

All citizens of West Valley can benefit from these classes, even if you do not wish to participate in the CERT pro-

gram. Classes include finding and correcting hazards in the home and business. How and when to put out a small fire with a fire extinguisher, including hands on use of a fire extinguisher. Basic Emergency First-Aid and much more.

If you are interested in taking this course, or would like more information, please check our web site at [wvcert.org](http://wvcert.org). There you will find additional information and upcoming class schedules. Contact information is also available at this site.



## Fires At Home

According to recent statistics, many of us will experience a home fire in our lifetime. Most of those fires are controlled or remained small enough to extinguish themselves without the help of the Fire Department. However, cooking, electrical equipment, and smoking caused fires account for far too many deaths and injuries in Utah. Every family should practice safety, and plan for emergency situations together. This would include maintaining the smoke detectors in your home by keeping them clean, testing them monthly and replacing the batteries twice a year when we reset the clocks. Keep a fire extinguisher in your home and learn

how to operate it correctly. Implement and practice an emergency plan such as "Exit Drills In The Home" or EDITH, together as a family so that everyone in the home is familiar with it. The West Valley Fire Department Prevention office has information available to help you learn more about smoke detectors, home fire extinguishers, and EDITH. Please call 801-963-3336 or visit our website at [www.wvc-ut.gov/fire](http://www.wvc-ut.gov/fire) for more information.

**Where are the Fires?** Most fires occur in one and two family dwellings in Utah. Most of these fires start in the kitchen, followed by the bedroom.

**Cooking fires.** Unattended cooking is the single leading cause of fires in Utah and the U.S. Many more injuries that are not fire related happen when cooking as well, so it is important to always be safety conscious when cooking.

**Bedroom Fires.** The leading cause of bedroom fires is smoking and related materials such as matches and lighters. The second leading cause is electrical equipment. Portable heaters and lamps are the two most common items involved.





# 2009 Player's Pass

Stonebridge Golf Club
West Ridge Golf Course

## \$199.95

(plus tax)



\$7 Green Fee & \$7 Cart Fee  
(Anytime M - F, Sat., Sun., and Holidays after 1:00 p.m.)

\$20 Fee (includes cart)  
(Saturday, Sunday, & Holidays before 1:00 p.m.)

\$5 Discount for all guests  
(Applies to guests paying regular 18-hole rate)

\$1 Discount on range tokens

10% Discount on food and beverages  
(Excludes beer and all beverage cart purchases)

10% Discount on Pro Shop merchandise

One hour early access to Twilight Rate for all guests

For more information on Utah's best annual golf pass please call  
Stonebridge at (801) 957-9000 or, Westridge at (801) 966-4653, or visit our websites:  
www.golfstonebridgeutah.com  
www.golfwestridge.com

## Harman Senior Recreation Center Activities

4090 South 3600 West  
801-965-5822

The Harman Senior Recreation Center is a recreation and activity center for active seniors, offering a variety of fun and exciting classes, outings, and adventures. The Harman Center also offers a variety of informational seminars specifically for seniors.

### December

- 17 Ice Cream, 10:30AM
- 17 Taylorsville High Choir, 11 AM
- 17 Wheeler Farm Christmas, 5:30 PM
- 18 Christmas Dinner and Entertainment, 11 AM
- 21 Movie Monday
- 24 Closed for Christmas
- 25 Closed for Christmas
- 31 New Year's Party and Entertainment, 10AM

For a complete calendar, visit [www.wvc-ut.gov/harman](http://www.wvc-ut.gov/harman).

### Weekly Activities

- Chess Club – Wednesdays, 1 p.m.
- Line Dancing – Mondays, 12:30 p.m.
- Ceramics – Thursdays, 10:00 a.m.
- Railroad Club – Tuesdays & Thursdays, 10 a.m.
- Tai Chi – Thursdays, 9:30 a.m., \$1 per class
- Bingo – Tuesdays and Thursdays, 12:45 p.m., Fridays, 10:30 a.m.
- Choir – Tuesdays and Wednesdays, 10:00 a.m.
- Billiards and Cards – Daily



# Calendar

## December

1

**Trees of Diversity Exhibit**  
 (through January 4)  
 Utah Cultural Celebration Center, Mon.–Thurs. 9 a.m. to 6 p.m. or by arrangement

18

**Utah Grizzlies vs. Bakersfield Condors**  
 The E Center, 7 p.m.

19

**Utah Grizzlies vs. Bakersfield Condors**  
 The E Center, 7 p.m.

21

**Winter Concert Series: Bonnie Harris**  
 Utah Cultural Celebration Center, 7 p.m.

23

**The Big Fix On Tour: Mobile Spay/Neuter Clinic**  
 West Valley City Animal Shelter (4522 W. 3500), Intake begins at 8 a.m. until full

24

**Christmas Holiday**  
 City Hall Closed

26

**Utah Grizzlies vs. Idaho Steelheads**  
 The E Center, 7 p.m.

30

**Utah Grizzlies vs. Victoria Salmon Kings**  
 The E Center, 7 p.m.

31

**Utah Grizzlies vs. Victoria Salmon Kings**  
 The E Center 7 p.m.

## January

4

**Trees of Diversity Exhibit**  
 Utah Cultural Celebration Center, 9 a.m. to 6 p.m.

6

**Good Landlord Class**  
 Utah Cultural Celebration Center, 8 a.m. to 5 p.m.

8

**Monster Truck Winter Nationals**  
 The E Center, 7:30 p.m.

9

**Monster Truck Winter National**  
 The E Center, 2 p.m. & 7:30 p.m.

## It's that time of year again to think about SNOW and snow removal. Following are guidelines to follow:

- Please do not park on the streets during or right after a snow storm. The snow plows cannot see your vehicles and cannot plow the streets clean with cars parked at the curb. It is especially important to keep all vehicles out of cul-de-sacs. The plows have a hard time getting around the circles and it is impossible to plow if there is anything parked in the circle.
- All residents are responsible for clearing their own property, including sidewalks and the area in front of mailboxes and fire hydrants. This needs to be done within one hour after storms cease before 5:00 p.m. or 8 a.m. for storms during the night.
- City ordinance prohibits placing snow in gutters or streets from snow blowers or shovels.
- The City crews will clear arterial and major collector streets first, also streets servicing emergency response facilities i.e., fire stations, hospitals, etc. Plowing and applying ice control materials to avoid a snow accumulation of two inches or icy conditions will be provided 24 hours per day, seven days per week.
  - Minor collector streets and streets serving schools during regular working hours will be cleared after the above service areas are finished. Plowing will begin after a snow accumulation of two inches and application of ice control materials as necessary to prevent icy conditions. During off hours, snow and ice control will be provided prior to the morning peak traffic hour or after an accumulation of four inches.
  - After service levels have been met on the above mentioned streets, plowing on all other streets during regular hours will begin after a snow accumulation of two inches. Ice control materials may be applied to intersections, hills, school crosswalks, and other severely icy areas. During off hours, plowing and application of ice control materials to severe areas will begin after a snow accumulation of four inches.

## Is my basement apartment legal?

By Ed Domian, C.B.O., Chief Building Official

It seems I get a few phone calls every week asking about basement apartments located below what appears to be a typical single family home. Some calls are from the occupants living in the home. Some calls are from the property owners who purchased the home complete with a basement apartment for investment. National building codes require certain minimal living standards for each apartment regardless of the cost of rent.

- Every apartment must have complete utility services to include hot and cold water, electricity, and heating. Swamp coolers and air conditioning is not a requirement. If a landlord will not provide these basic utilities for his tenants, or the tenant chooses to not purchase these basic utilities, the apartment is not habitable. The tenant must be evicted.
- No two apartments may share a single furnace. Forced air heating systems recycle air from every habitable room. This includes the air that an occupant exhales. Otherwise your neighbor can share his flue, virus, or other health problems with you through the recycled air.
- Every apartment must have a fixed heating system that provides heating to all habitable rooms on demand. This does not include bathrooms and kitchens. A fireplace or woodstove is not an acceptable fixed heating system.
- All sinks must have hot and cold running water on demand. There may be no plumbing leaks. When plumbing leaks are ignored they cause damage to the building and will create mold.
- All electrical plugs, switches, and lights must be operable. These devices must be secured to the wall or ceiling surface. There may be no exposed electrical wires. Cover plates are required for all open electrical boxes.
- Every bedroom must have an openable escape window. While the required size of this window has grown over the years, the minimal size required back in 1970 was 4 feet wide X 3 feet tall. The window sill must not be more than 44 inches above the floor. These rules make escape and rescue from these bedrooms possible in a fire or after a building collapse.
- All stairways with at least four steps must have at least one handrail. When a person slips on a stairway they automatically reach out for a handrail without thinking. Handrails also prevent a person from slipping on a stairway. This is especially important for children, the elderly, and those physically impaired.
- Every bathroom must have an openable window or an exhaust fan – no exceptions.
- Decks, balconies, porches, and stairways with open sides require guardrails to prevent children from falling more than 30 inches. The required guardrail must be at least 36 inches high above the elevated walking surface.
- Every apartment must have one bathtub or shower. All toilets must flush without any special knowledge or effort. Every apartment must provide access to at least one toilet.
- Smoke detectors are now required in every sleeping room and in the hallway leading to those sleeping rooms regardless of when the apartment was built.
- If your basement apartment is located under a typical single family home, there is a good chance it is illegal. City Zoning reg-

## West Valley City DID YOU KNOW

Did you know that West Valley City residents can dispose of their Christmas tree between December 26, 2009 to January 18, 2010 at City Park east parking lot (3400 S. 4400 W.) and West View Park parking lot (6020 W. 4100 S.). This service is ONLY for West Valley City residents, commercial entities can drop trees off at the county landfill. All lights, stands, nails, screws, bags and decorations must be removed. Residents can also use the City's bulky waste service to dispose of their tree.

ulations generally prohibit basement apartments in neighborhoods dedicated as single family zones. Less than 1% of the land in West Valley City is zoned for duplexes. City records can verify legal duplex apartments constructed after 1980. County records can usually verify legal duplex apartments constructed before 1980.

Legal or not, the minimal living standards listed above must be maintained for tenants. If you live in a basement apartment and pay rent as a separate tenant, you are living in a duplex. Basement apartments are allowed for extended families where there is only one lease agreement. Mother-in-law apartments are allowed as well. But in these rare cases, the basement apartment and the remaining home upstairs must be open to each other through interior stairs. Both areas must function as one large home.

For more information on Renter Rights and Landlord Rights read the Fit Premise Ordinance, which is Title 16-9 of the WVC Municipal Code. Copies are available at City hall or on line. If you have questions regarding your neighborhood zoning, your living conditions, or this article, I can be reached at 801-963-3276.

Send comments, questions and story ideas to:

West Valley City Update Newsletter  
3600 South Constitution Blvd.  
West Valley City, Ut 84119

or E-mail:  
[info@wvc-ut.gov](mailto:info@wvc-ut.gov)